

**CERTIFICATION OF POLICY BULLETINS  
FOR  
COUNTRYGROVE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZORIA         §

17

WHEREAS, CountryGrove Community Association, Inc. (the "Association"), is the governing entity for CountryGrove, Sections 1, 2, 3, 4, 5, 12 and .26706 Acres, additions in Brazoria County, Texas, according to the maps or plats thereof, recorded under Volume 16 Page 231, Volume 16 Page 233, Volume 17 Page 261, Volume 18 Page 317, Volume 19 Page 27, Volume 19 Page 485-486, and Volume 301 Page 686, respectively, (the "Subdivision"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended, effective January 1, 2012, to add Sections 209.0062, 209.005 and 209.005(m), which require the Association to adopt and record guidelines for Payment Plans, Production of Association Books and Records, and Retention of Association Books and Records; and

WHEREAS, the Association has adopted policies for the Association in addition to those required by Chapter 209 of the Texas Property Code and is required to record them pursuant to Section 202.006 of Texas Property Code; and

WHEREAS, the Association, through its Board of Directors, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein;

NOW THEREFORE, in order to comply with Chapters 202 and 209 of the Texas Property Code, the Association hereby adopts Policy Bulletins Nos. 1-12, attached hereto.

**COUNTRYGROVE COMMUNITY ASSOCIATION, INC.**

**CERTIFICATION**

"I, the undersigned, being the President of CountryGrove Community Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors on the 13 day of December, 2011."

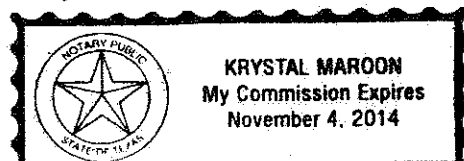
By: Harold H. Wise, Director; Print name: Harold H. Wise

**ACKNOWLEDGEMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZORIA         §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 13 day of December, 2011.



Krystal Maroon  
Notary Public, State of Texas

**FILED WITH BRAZORIA COUNTY CLERK -  
COUNTRY GROVE COMMUNITY ASSOCIATION, INC.  
3119 FLOWER FIELD LANE  
PEARLAND, TEXAS 77584  
POLICY BULLETIN #10  
PAYMENT APPLICATION POLICY**

**APPLICATION OF ALL HOMEOWNER PAYMENTS SHALL BE IN THE FOLLOWING  
ORDER:**

- 1) Delinquent assessments
- 2) Current assessments
- 3) Attorney's fees and expenses for which the Association has a lien
- 4) Attorney's fees and expenses for which the Association has no lien
- 5) Fines
- 6) Other amounts owed to the Association (late fee, interest, collection fee)

**THE ASSOCIATION IS NOT REQUIRED TO APPLY PAYMENTS PER THE ABOVE IF  
AN OWNER IS IN DEFAULT UNDER A PAYMENT PLAN. HOWEVER, A FINE MAY NOT BE  
GIVEN PRIORITY OVER ANY OTHER AMOUNT OWING.**

**COLLECTIONS:** Fees charged by a "collection agent," which include the association's management company and attorney, will be recovered only after a certified notice has been sent to the Owner giving the required information, including the availability of a payment plan. The certified notice will also describe each delinquent amount owing. The Owner has the right to contact the Board of Directors.

**LATE FEES:** A late fee in the amount of \$10.00 is charged for payments received after the 15<sup>th</sup> of the month. However, late fees are not charged during the course of a payment plan.